

# INVESTMENT OPPORTUNITY

**£900,000 plus VAT**

## UNIT 2, QUAY WEST



- Fantastic opportunity to purchase this ground floor tenanted office unit within the prestigious Quay West Development, overlooking Douglas Marina and North Quay
- The unit provides approx 3,875 sq ft of top spec office accommodation and 6 secure basement car parking spaces
- Tenant is JTC Trustees (IOM) Limited, with JTC Group Limited as Guarantor
- Let on a 10 year term from 03.08.2020 with a Tenant's break option at the end of year. Passing rent - £78,400 pa, subject to upward only rent reviews every third year linked to Isle of Man RPI.
- **Sale price for the long leasehold interest of the property is £900,000 (STC)**

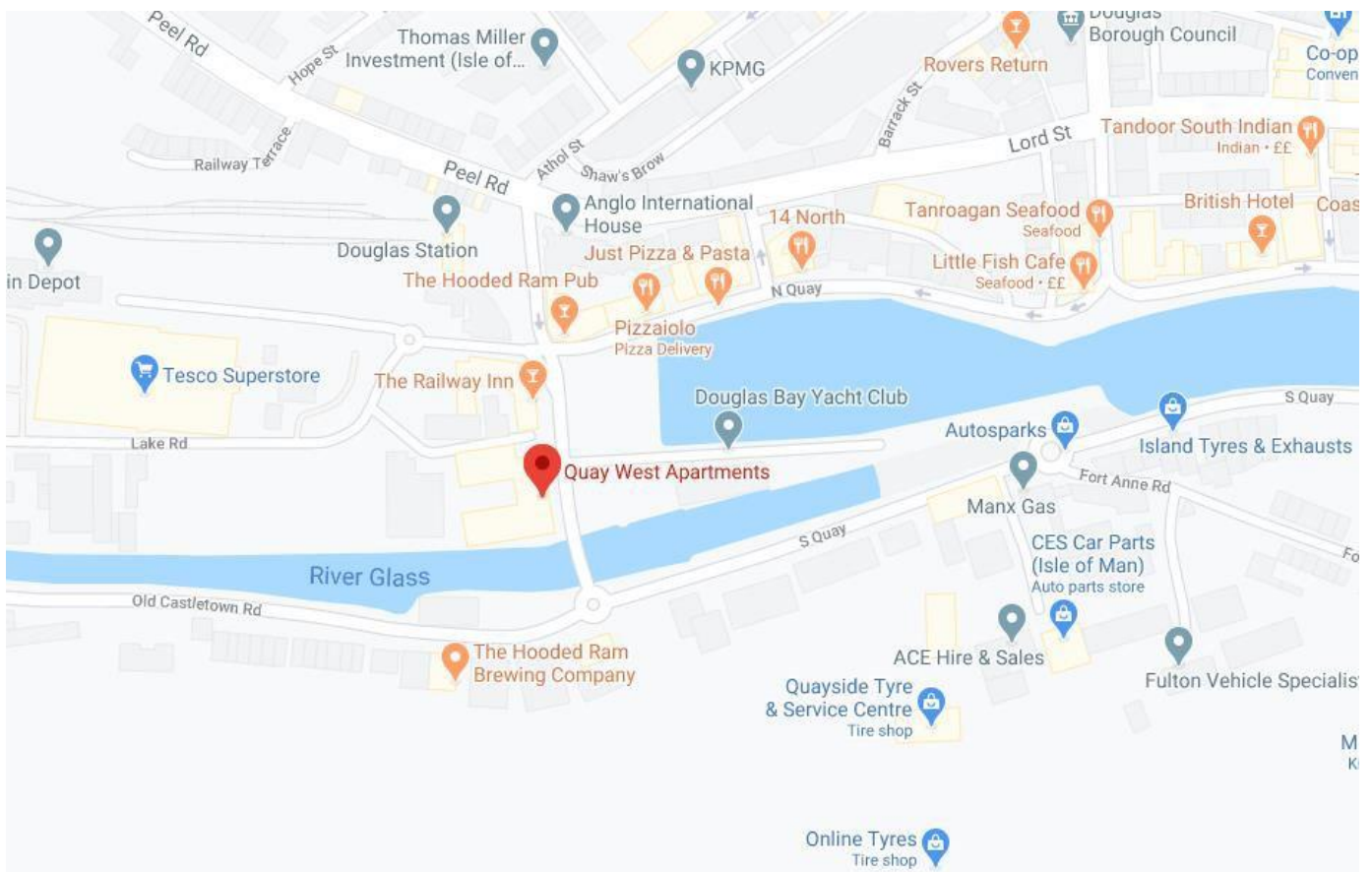
## DESCRIPTION

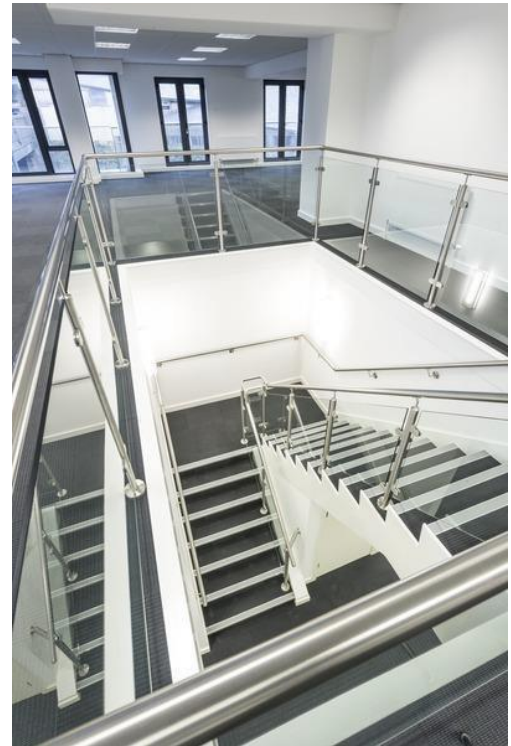
Unit 2 Quay West provides 3,875 sq ft (360sqm) of prime commercial space arranged over ground and basement level. The property was constructed in 2011 and is located within Dandara's prestigious Quay West development of luxury apartments and the high-end Portofino restaurant. There are 6 secure car parking spaces within the basement car park.

Internally, the property benefits from a top specification throughout, including raised access floors, suspended ceilings with integrated grid lighting, air conditioning, mechanical ventilation, kitchen facilities.

## LOCATION

Positioned on Bridge Road – overlooking Douglas Harbour and the many contemporary restaurants and wine bars North Quay has to offer.





## ACCOMMODATION

Floor	Approx. SQ FT	Approx. SQ M
Ground	2,950	274.06
Basement	925	85.94
Total	3,875	360

## TENANCY

The unit is let to JTC Trustees (IOM) Limited on effective full repairing and insuring terms for 10 years from 03.08.2020, subject to three yearly upward only rent reviews linked to Isle of Man Retail Price Index. There is a Tenant's break clause on 02.08.2026. JTC Group Limited act as guarantor.

The passing rent is £78,400 per annum, equating to £21.00psf on the ground floor office accommodation, assuming £10.00psf on the basement accommodation, and £1,200 per on-site car parking space. A copy of the lease can be made available to interested parties on request.

## JTC

JTC are a multi-jurisdictional, independent provider of institutional and private client services with over 30 years of global experience with over 700 employees providing a global service to client from a network of 20 offices. Further information can be found at [jtcgroup.com](http://jtcgroup.com)

## SERVICE CHARGE

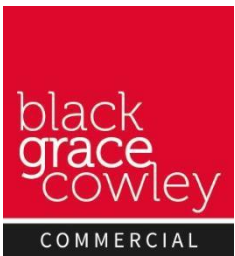
Full service charge information can be made available to interested parties on request.

## RATES

Total 2020/2021 rates - £4,942.65.

## CAR PARKING

6 x Car parking spaces.



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Details of Black Grace Cowley can be viewed on our website [blackgracecowley.com](http://blackgracecowley.com)

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